GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Lands – Prakasam District – Alienation of Government land to an extent of Ac.0.14½ cents in T.S No. 461/13 situated in Ongole Town and Mandal in favour of Assistant Central Intelligence Officer, Ministry of Home Affairs, Govt. of India, Ongole for construction of Multi Storeyed Building to accommodate the office of the Assistant Central Intelligence Officer, Minister of Home Affairs, Government of India, with residential quarters on payment of market value @ Rs.2,800/- per Sq. yard – Orders – Issued.

Revenue (Assignments.III) Department

G.O.MS.No. 191 **Dated: 20-04-2018**

Read the following:

1. From Collector, Prakasam District Letter Rc.E1/2453/2006E(62408) Dated:28.11.2017.
2. From CCLA's Letter No. Assn.-II(1)/685/2017, Dated: 02.01.2018.

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ORDER:

The District Collector, Prakasam District in his letter 1st read above has stated that the Assistant Central Intelligence Officer, Ministry of Home Affairs, Govt. of India has requested for allotment of Acs.0.14½ cents of Government land in TS No.461/13 for construction of Multi Storeyed Building, to accommodate the office of the Assistant Central Intelligence Officer, Ministry of Home Affairs, Govt. of India with residential quarters in Ongole Town and Mandal.

2. The District Collector, Prakasam District has further stated that the Revenue Divisional Officer, Ongole has submitted proposals. A1 notice was published in the village on 13.07.2017 inviting objections from the public and no objections received within the stipulated time and subject to Municipal resolution. The Joint Collector has submitted inspection report stating that, she has inspected the land in question on 12.10.2017 and informed that the land originally classified as Tope Poramboke, later converted into A.W. land. The land proposed is covered by ban on account of its location within 2 KMs from the peripheral area of Ongole Municipal Corporation from Mandal Headquarter of Ongole Town and therefore comes under the banned area, as per Para-3(I) of GOMs No.571, Dated:14.09.2012 and therefore, relaxation of ban is required from the Government. With regard to market value the District Collector, Prakasam has stated that market value of the land was Rs.2800/- per Sq. Yard and at the said rate, the market value of the land was Rs.21,00,560/-(Rupees Twenty one lakh and five hundred and sixty only) and requested to accord permission to handover advance possession of the land of Ac.0.15½ cents in Sy No.461/13 of Ongole Town and Mandal, pending submission of alienation proposals and accordingly the Government have, vide Memo No.42044/Assgn.VI/07-2 Dated:12.12.2007, permitted the Collector to handover advance possession and accordingly advance possession was also handed over on 03.03.2008, as per Collector's R/E1/2453/2006 Dated:04.01.2008.

3. The District Collector, Prakasam has also stated that the Assistant Director, IB, MHA, Vijayawada has, vide his Lr. Dated:18.12.2014, requested to

treat the aforesaid amount of Rs.21,00,560/-, as initial/part payment. The said amount was paid, vide Challan No.61903 Dt:16.02.2015; but later, the Assistant Central Intelligence Officer in his letter Dated:04.10.2017, informed that the amount of Rs.21,00,560/- paid by their department was determined in the year 2008 and paid on 16.02.2015 and that due to the departmental process, it was sanctioned in 2015 and hence requested to consider the aforesaid payment as full and final payment of the cost of the land as against the advance possession handed over extent of Acs.0.15½ , now the alienation proposals are submitted for Acs.0.14½ cents only, due to non availability of the remaining Acs.0.01.

4. The District Collector, Prakasam has also stated that according to para-3(b)(iii) of the Government Land Allotment Policy issued in GOMs No.571, which lays down that market value should be ascertained by conducting local enquiry and that however, the land value should not be less than the basic value of the land. Accordingly the market value of the total extent of land Ac.0.14½ cents is Rs.2,10,54,000/- @ Rs.30,000/- per square yard as per para 3(b)(iii) of the GLAP. The present basic value is Rs.30,000/- per Sq.yard and the market value prevailed on the date of sending proposals in the year 2007 was Rs.2800/- per Sq.yard and whereas the amount at the 2007 rate was paid in the year 2015. The instructions on the subject are silent as to the cutoff date to be taken into account for determination of the market value. Further, the requisitioning department of the Govt of India is asking for to treat the amount of Rs.21,00,560/- as full and final payment of the land. Hence, either the market value of Rs.2800/- per Sq.yard, which prevailed as on the date of recommending for advance possession or the present market value of Rs.30,000/- per Sq.yard may please be fixed as market Value of the land. The District Collector, Prakasam has therefore requested to necessary orders in the matter.

5. The Special Chief Secretary & Chief Commissioner of Land Administration, AP in his letter 2nd read above has stated that the proposal of the District Collector, Prakasam has been placed before the APLMA in the meeting held on 28.12.2017, and the APLMA has resolved that the District Collector, Prakasam District has proposed for allotment of land @ Rs.30,000/- per Sq.yard. But P.R.Bramara, Section Officer (SP, IB, MHA) who attended the meeting on behalf of GOI, has submitted that Rs.21,00,560/- was paid in 2015, it took much time to get the amount sanctioned from Central Government. Hence, she has requested to allot the land for the amount already deposited (i.e.) Rs.21,00,560/-.

6. Government after careful examination of the proposal, here by order for alienation of Government land to an extent of Ac.0.14½ cents in T.S No. 461/13 situated in Ongole Town and Mandal, Prakasam District in favour of Assistant Central Intelligence Officer, Ministry of Home Affairs, Govt. of India, Ongole for construction of Multi Storeyed Building to accommodate the office of the Assistant Central Intelligence Officer, Minister of Home Affairs Government of India with residential quarters on payment of market value @ Rs.2,800/- per Sq. yard subject to the following conditions in addition to the conditions under BSO-24 and G.O.Ms No.571, Revenue (Assignments.I) Department, Dated: 14.09.2012.

(i) The land shall be utilized for the purpose for which it is allotted within three years of the orders for the alienation;

(ii) The alienee shall submit an annual report before 31st March on the progress of utilization to the District Collector;

(iii) The land will be resumed to Government in the event of failure to comply with the terms and conditions of alienation;

(iv) The water bodies if any existing in the land should not be disturbed and should be allowed to continue their natural course.

(v) The existing roads / rastas should not be disturbed.

7. The Special Chief Secretary & Chief Commissioner of Land Administration, A.P., Vijayawada and the District Collector, Prakasam District shall take further necessary action in the matter accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr. D.SAMBASIVA RAO
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Special C.S. & Chief Commissioner of Land Administration,
AP, Gollapudi, Vijayawada.
The District Collector, Prakasam District.
The Assistant Central Intelligence Officer, Minister of Home Affairs, Government of India, Ongole, Prakasam District.
Copy to:
The P.S. to Special CS to Hon'ble C.M.
The OSD to Hon'ble Dy.CM (Revenue)
The PS to Spl CS, Revenue (Lands) Department.
The GA (Cabinet) Department
[w.r.t CR No.111/2018]
SF / SC

// Forwarded :: By Order //

SECTION OFFICER.